

# Initial Draft 2022 Growth Alternatives Considered by Planning Commission and City Council

## *Initial Draft 2022 Growth Alternatives*

### **Alternative 1: Continue Existing Policy Approach and Development Trends**

<b>Summary of Growth Concept</b>	<ul style="list-style-type: none"> <li>Continue existing pace of new retail, office or industrial development in City's employment centers: Downtown, Overlake, Willows and SE Redmond.</li> <li>Increase capacity beyond current zoning for office and other commercial development at Overlake.</li> <li>Encourage multi-family housing Downtown and at Overlake's Housing Emphasis Area, providing roughly 45 percent of Redmond's housing growth over the next 20 years.</li> <li>New single-family homes would continue to be developed on remaining vacant and underused parcels in residential zones, similar to trends during the past few years.</li> </ul>		
<b>Rationale for this Alternative</b>	<ul style="list-style-type: none"> <li>Maintain Redmond's long standing policy approach.</li> <li>Accommodate "market anticipated" levels of commercial growth for existing and new business.</li> <li>Continue to promote improvements to the vitality of Downtown and Overlake through significant commercial development together with more housing.</li> <li>Attract high technology transit service to Overlake and Downtown by concentrating jobs and housing there.</li> <li>Increase revenue to City to support infrastructure and services.</li> </ul>		
<b>Potential Actions Needed to Implement</b>	<ul style="list-style-type: none"> <li>Improved regulations to better tie requirements for adequate infrastructure and transportation to development approval.</li> <li>Zoning changes at Overlake to increase capacity for commercial development.</li> <li>Major changes to the agreement that Redmond and Bellevue have concerning the amount of additional development and transportation improvements to occur in the Overlake area.</li> </ul>		
<b>Estimated Number of People and Residences</b>	<u>2001/2002 Existing</u>  46,040 people 20,847 residences	<u>Increase</u>  16,735 people 8,112 residences	<u>2022 Total</u>  62,775 people 28,959 residences
<b>Estimated Number of Jobs and Amount of Commercial Floor Area</b>	<u>2001/2002 Existing</u>  72,247 jobs 26.7 million sq. ft.	<u>Increase</u>  44,297 jobs 13.6 million sq. ft.	<u>2022 Total</u>  116,545 jobs 40.3 million sq. ft.

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### **Alternative 2: Slow Growth in Both Housing and Commercial Development**

<b>Summary of Growth Concept</b>	<ul style="list-style-type: none"> <li>▪ Slow the <u>rate</u> of new commercial development and housing growth (particularly multi-family) to help reduce impacts on transportation and other City systems.</li> <li>▪ New single-family homes would likely continue to be developed on remaining vacant and underused parcels in residential zones, similar to trends during the past few years.</li> </ul>		
<b>Rationale for this Alternative</b>	<ul style="list-style-type: none"> <li>▪ Slow the rate of growth to enable improvements in infrastructure and transportation to catch up.</li> <li>▪ Reduce the public cost of transportation, park and other infrastructure and service improvements.</li> <li>▪ Reduce impacts of rapid change on neighborhoods and the environment.</li> <li>▪ Slow the loss of mature trees and natural areas.</li> <li>▪ Enable ongoing evaluation of how well change meets community goals.</li> <li>▪ Improve the balance between the number of people who live and work in Redmond.</li> </ul>		
<b>Potential Actions Needed to Implement</b>	<ul style="list-style-type: none"> <li>▪ Likely would involve limits on the amount of commercial development allowed per year or use of some other means to slow the rate or total supply of commercial development during the 20-year period.</li> <li>▪ If needed, could involve steps to control the rate of new housing development.</li> <li>▪ May require reallocation of regional targets for growth through 2022 among cities and King County to reflect Redmond's lower population target.</li> </ul>		
<b>Estimated</b>	<u>2001/2002 Existing</u>	<u>Increase</u>	<u>2022 Total</u>
<b>Number of People and Residences</b>	46,040 people 20,847 residences	14,932 people 7,257 residences	60,972 people 28,104 residences
<b>Estimated</b>	<u>2001/2002 Existing</u>	<u>Increase</u>	<u>2022 Total</u>
<b>Number of Jobs and Amount of Commercial Floor Area</b>	72,247 jobs 26.7 million sq. ft.	16,931 jobs 5.3 million sq. ft.	89,178 jobs 32 million sq. ft.

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### **Alternative 3: Emphasize Housing, Slow Growth in Commercial Development**

<b>Summary of Growth Concept</b>	<ul style="list-style-type: none"> <li>▪ Provide more opportunities for housing in Redmond to enable more people to live near work, helping to reduce commuting and infrastructure costs.</li> <li>• Promote residential development in City employment centers such as SE Redmond and Downtown. Reduce the amount and potentially the rate of new commercial development in City employment centers.</li> <li>▪ New single-family homes would continue to be developed on remaining vacant and underused parcels in residential zones, similar to recent trends.</li> </ul>		
<b>Rationale for this Alternative</b>	<ul style="list-style-type: none"> <li>▪ Consistent with City policy of encouraging housing growth.</li> <li>▪ Provide more housing of several types, including smaller detached single-family dwellings, attached single-family dwellings, and multi-family dwellings.</li> <li>▪ Provide more home ownership opportunities in a variety of housing types.</li> <li>▪ Reduce some pressure on housing costs.</li> <li>▪ Improve the balance between the number of people who live and work here and shorten commutes.</li> <li>▪ Reduce dependency on vehicles by increasing opportunities to live near work, stores, and other destinations.</li> <li>▪ Promote continued improvement in the vitality and activity of Downtown and Overlake by emphasizing housing growth together with moderate pace of business growth</li> <li>▪ May reduce the cost of transportation and other infrastructure improvements.</li> <li>▪ May reduce growth impacts on neighborhoods and the environment.</li> </ul>		
<b>Potential Actions Needed to Implement</b>	<ul style="list-style-type: none"> <li>▪ Increase opportunities for housing development near workplaces, such as in SE Redmond and potentially Downtown. Could occur through rezones, changes in allowed uses, or other approaches.</li> <li>▪ If needed, establish limits on the amount of commercial development allowed per year or use other means to reduce growth in commercial development.</li> </ul>		
<b>Estimated  Number of People and Residences</b>	<u>2001/2002 Existing</u>  46,040 people 20,847 residences	<u>Increase</u>  19,706 people 9,495 residences	<u>2022 Total</u>  65,746 people 30,342 residences
<b>Estimated  Number of Jobs and Amount of Commercial Floor Area</b>	<u>2001/2002 Existing</u>  72,247 jobs 26.7 million sq. ft.	<u>Increase</u>  21,840 jobs 6.7 million sq. ft.	<u>2022 Total</u>  94,088 jobs 33.5 million sq. ft.